



## **CITY OF WESTMINSTER BOARD OF ZONING APPEALS MEETING SUMMARY**

**June 7, 2016, at 6 PM  
City Hall, 1838 Emerald Hill Lane**

A meeting of the City of Westminster Board of Zoning Appeals was held at City Hall, located at 1838 Emerald Hill Lane in Westminster, Maryland 21157, on June 7, 2016, at 6 PM.

Chair Ed Cramer, Vice Chair Laura Matyas, Board Member Larry Berent, Board Attorney Eric Blitz of Web & Wolf, LLC, Mr. Al Betz of Al Betz & Associates, Inc., and City staff Bill Mackey were present. Mr. Jeff Francis and Ms. Michelle Francis signed the sign in sheet.

At 6:02 PM Chair Cramer called the meeting to order. Board Member Berent moved to approve the minutes of March 1, 2016. Vice Chair Matyas seconded. The motion passed unanimously.

At 6:03 PM, Chair Cramer opened the public hearing on Case No. 16-05, an application by ARK Signs on behalf of The Home Depot USA, Inc., requesting approval of a proposed variance from the dimensional requirements for building signs in Section 164-121, On-premises business signs, of the City Code, in order to allow for a building sign that exceeds the maximum size of 125 square feet, to be located at 835 Market Street in Westminster MD.

Mr. Mackey, as a party to the case to be heard, requested a continuance of the public hearing to a date certain. Chair Ed Cramer moved for continuance to July 5, 2016, at 6 PM. Vice Chair Matyas seconded. The motion passed unanimously.

At 6:04 PM, Chair Cramer opened the public hearing on Case No. 16-04, an application by Mr. Jeff Francis of Francis Automotive, Inc., requesting approval of a proposed automobile sales and services use to be located at 25 Washington Road in Westminster MD, pursuant to Article VIII B: Downtown Business Zone, Section 164-45.9 (6), Special Exceptions, of the City Code.

The Board conducted a public hearing on Case No. 16-04. Chair Cramer stated the purpose of the hearing. Mr. Mackey presented the recommendation from the staff memo, dated May 27, 2016. Exhibits were entered into the record. Chair swore in parties who would be testifying. Mr. Jeff Francis made opening statements, testified and provided evidence to the Board.

At 7:11 PM, Chair Cramer closed the public testimony portion of the meeting and opened the Board deliberations portion. Discussion ensued. Board Member Berent and Vice Chair Matyas moved to grant the special exception – noting that the applicant had met the burden of proof with evidence and the burden of persuasion on all questions of fact determined by the Board – with the conditions that (a) the Planning and Zoning Commission review the proposed use per §164-166 F., (b) the continuation of the automobile repair facility on the site, and (c) granting signage revisions to existing signs on site to include sale of automobiles but not window signs on the building, temporary signs on the site, banners, pennants, and other potential advertising associated with car dealers on the property, other than what may be contained on an individual automobile, which is hereby allowed. Chair Cramer seconded. The motion passed unanimously.

The Board reviewed a revised application form under Other Business and approved it for use.

The Board adjourned at 7:22 PM.